

**AGENDA
COLUMBUS PLAN COMMISSION
DECEMBER 7th, 2005 at 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

ROLL CALL

CONSENT AGENDA

- A. Minutes of the October 5th, 2005 meeting.
- B. Minutes of the November 2nd, 2005 meeting.

OLD BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- C. **PUDF-05-08: SHADOW CREEK FARMS, SECTION 4** – is a request by Crossman Community Partners/Beazer Homes for approval of a Final PUD Plan for Section 4 of Shadow Creek Farms. The property consists of 54.94 acres and is located on the southwest corner of County Road 200 South and County Road 150 West in the City of Columbus

PUBLIC HEARING

- D. **PP-05-04: SHADOW CREEK FARMS SECTION 4 MAJOR SUBDIVISION** – is a request by Crossman Community Partners/Beazer Homes to subdivide 54.94 acres into 143 lots. The property is located on the southwest corner of County Road 200 South and County Road 150 West in the City of Columbus.

PUBLIC HEARING

- E. **RZ-05-10: CURT AND MICHELLE ATON** – is a request by Curt and Michelle Aton to rezone two lots from R-4 (Single Family Residential) to B-1 (Neighborhood Business). The property is located at 1207 and 1225 Central Avenue (east side of Central Avenue between 12th and 13th Streets) in the City of Columbus.

NEW BUSINESS REQUIRING COMMISSION ACTION

PUBLIC HEARING

- F. **SU-05-21: PAAL** – is a request by Police Athletic Activities League and Columbus Parks and Recreation Department to modify a commitment of the existing zoning to allow the installation of a septic system until city sewer service is available. The property is located at 5820 South County Road 50 West in the City of Columbus.

PUBLIC HEARING

- G. MP-05-13: SCHERTZ MINOR SUBDIVISION** – is a request by Dean Schertz to subdivide 21.86 acres into an 8.31-acre lot and a 12.92-acre parent tract remainder. The property is located at 9200 West County Road 225 South in Harrison Township.

PUBLIC HEARING

- H. PUD-05-11: WAL-MART (CREEKVIEW) MAJOR MODIFICATION** – is a request by Wal-Mart for a major modification to a PUD (Planned Unit Development) to allow expansion of the outdoor display area. The property is located at 735 Whitfield Drive in the City of Columbus.

PUBLIC HEARING

- I. SU-05-22: MESSIAH BAPTIST CHURCH**– is a request by Messiah Baptist Church to rezone a property of 2.36 acres from AG (Agriculture) to SU-1 (Special Use-Churches). The property is located on the east side of County Road 300 East 200 feet north of U.S. 31.

PUBLIC HEARING

- J. RZ-05-11: CLINTON MANN** – is a request by Clinton E. Mann to rezone a property of 2.33 acres from I-3 (Heavy Industrial) to B-5 (General Business). The property is located at 1428 Tenth Street in the City of Columbus.

PUBLIC HEARING

- K. SU-05-23: INDIANA BUSINESS COLLEGE** – is a request by Indiana Business College for a major modification to a special use site plan to allow the construction of a 1,710 square foot building addition. The property is zoned SU-16 district (institutions of Higher Learning and Boarding, Vocational and Special Schools) and is located at 2222 Poshard Drive in the City of Columbus.

DISCUSSION ITEMS

Report of 2006 Officer Nominating Committee

DIRECTOR'S REPORT

LIAISON REPORTS

PLAT COMMITTEE-Steve Ruble
CITY COUNCIL-Rob Kittle
COUNTY PLAN COMMISSION-Joan Tupin-Crites
BOARD OF ZONING APPEALS-Dave Bonnell
HEARING OFFICER-Marcus Hurley
PARK BOARD-Rick Colglazier
UTILITY REVIEW COMMITTEE-Mark Gerstle
LANDSCAPE REVIEW COMMITTEE-Patricia Zeigler

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION; PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.